ABODE
SALES & LETTINGS

Huntersfield, Shavington, Chesire, CW2 5FB

£415,000

https://www.abodemidlands.co.uk

Nestled within a secluded and peaceful corner of Shavington, this exclusive bespoke development comprises just four individually designed new-build homes. Thoughtfully crafted to combine contemporary living with village charm, each property offers high-quality finishes, energy-efficient construction, and carefully considered layouts tailored for modern family life.

Set away from the main thoroughfares, the development enjoys a private and tranquil setting while remaining conveniently positioned for local amenities, reputable schools, and excellent transport links to nearby towns and commuter routes.

Each home benefits from private parking and integrated EV car charging points, reflecting a forward-thinking approach to sustainable living. Spacious interiors, landscaped gardens, and premium specifications throughout ensure a perfect balance of comfort, style, and practicality.

Please note the main image has been artificially enhanced to create a green space. The true photo can be seen on the second photo on the reel.

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Hallway

A welcoming entrance hall with staircase rising to the first-floor landing. There is a generous under-stairs storage cupboard housing the underfloor heating manifold, providing excellent additional storage. The space benefits from a thermostat-controlled underfloor heating system, ceiling spotlights, a smoke alarm, and stylish internal panelled doors leading to the principal rooms.

Lounge

A bright and comfortable living space featuring a UPVC double-glazed window to the front elevation and UPVC double-glazed French doors opening onto the rear garden. Complete with underfloor heating thermostat and TV aerial point.

W.C.

Convenient ground floor cloakroom fitted with a low-level WC and pedestal wash hand basin with mixer tap and tiled splashback. Additional features include underfloor heating thermostat, extractor fan, and ceiling spotlights.

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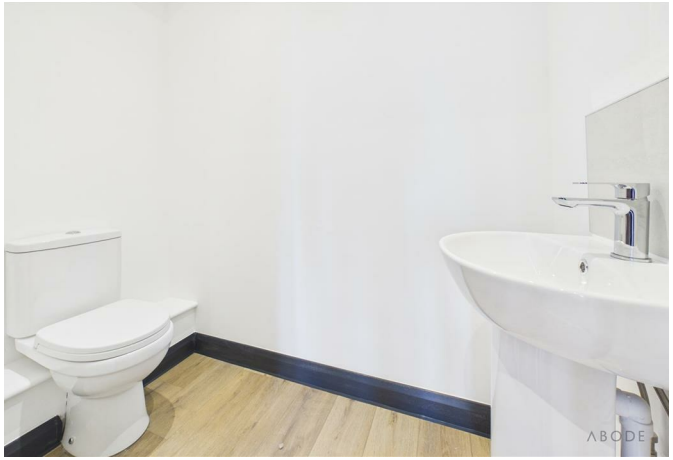
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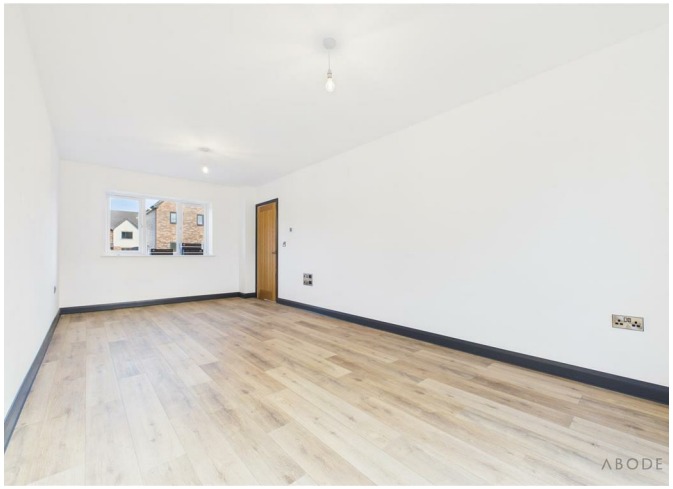
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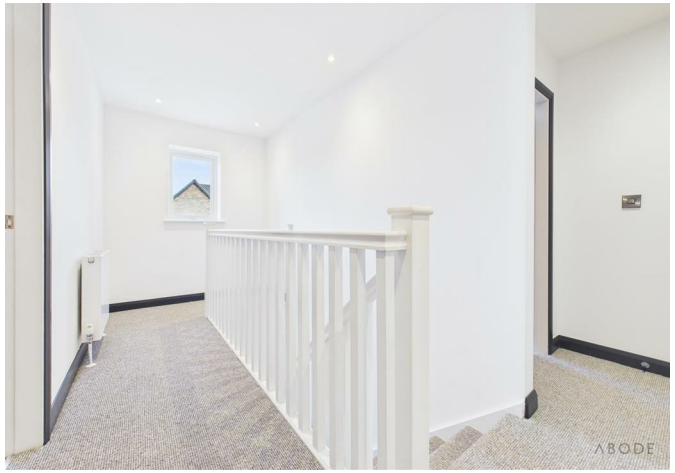

Kitchen/Diner

A superb open-plan kitchen and dining area, ideal for modern family living and entertaining. The room is enhanced by a UPVC double-glazed box bay window to the front, a further side window, and a set of UPVC double-glazed French doors with adjoining glazed panels opening onto the rear patio, allowing for an abundance of natural light.

The contemporary kitchen offers a comprehensive range of matching wall and base units with drawers and drop-edge work surfaces. Integrated appliances include a fridge, freezer, induction hob with stainless steel extractor hood, oven and grill, dishwasher, and a stainless steel sink with drainer and mixer tap. A breakfast bar provides additional seating. Finished with ceiling spotlights, smoke alarm, underfloor heating thermostat, an

Utility Room

Fitted with a UPVC double-glazed rear entrance door and offering plumbing and space for freestanding under-counter appliances. The room houses the gas combination central heating boiler and includes an underfloor heating thermostat, extractor fan, smoke alarm, and ceiling spotlights.

Landing

With a UPVC double-glazed window to the front elevation, central heating radiator, ceiling spotlights, smoke alarm, and thermostat. There is also a large built-in storage cupboard with lighting. Internal oak panelled doors provide access to all first-floor rooms.

Bedroom One

A well-proportioned principal bedroom with UPVC double-glazed window to the front elevation, central heating radiator, TV aerial point, and door leading to the en-suite.

En-suite

Stylish three-piece shower room comprising low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, and corner shower cubicle with electric shower and complementary wall tiling. Additional features include a frosted UPVC double-glazed window to the side elevation, chrome heated towel radiator, shaving point, extractor fan, and ceiling spotlights.

Bedroom Two

A comfortable double bedroom with UPVC double-glazed window to the front elevation and central heating radiator.

Bedroom Three

A further well-sized bedroom featuring a UPVC double-glazed window to the rear elevation, central heating radiator, and TV aerial point.

Bathroom

Modern three-piece suite comprising low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, and panelled bath with mixer tap and shower over, complete with glass screen and complementary wall tiling. Finished with a frosted UPVC double-glazed window to the rear elevation, chrome heated towel radiator, shaving point, extractor fan, and ceiling spotlights.

Garage

With an up and over door to the front elevation, electrical consumer unit, smoke alarm, lighting and a rear UPVC double glazed door.

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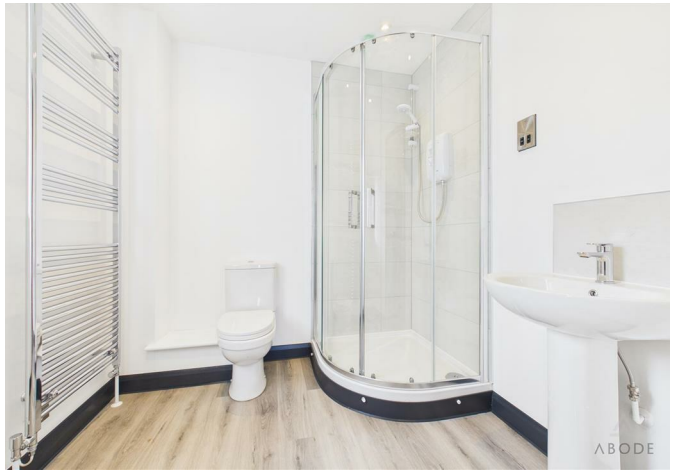
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Floor 0

Floor 1

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Approximate total area(1)

133.7 m²

1440 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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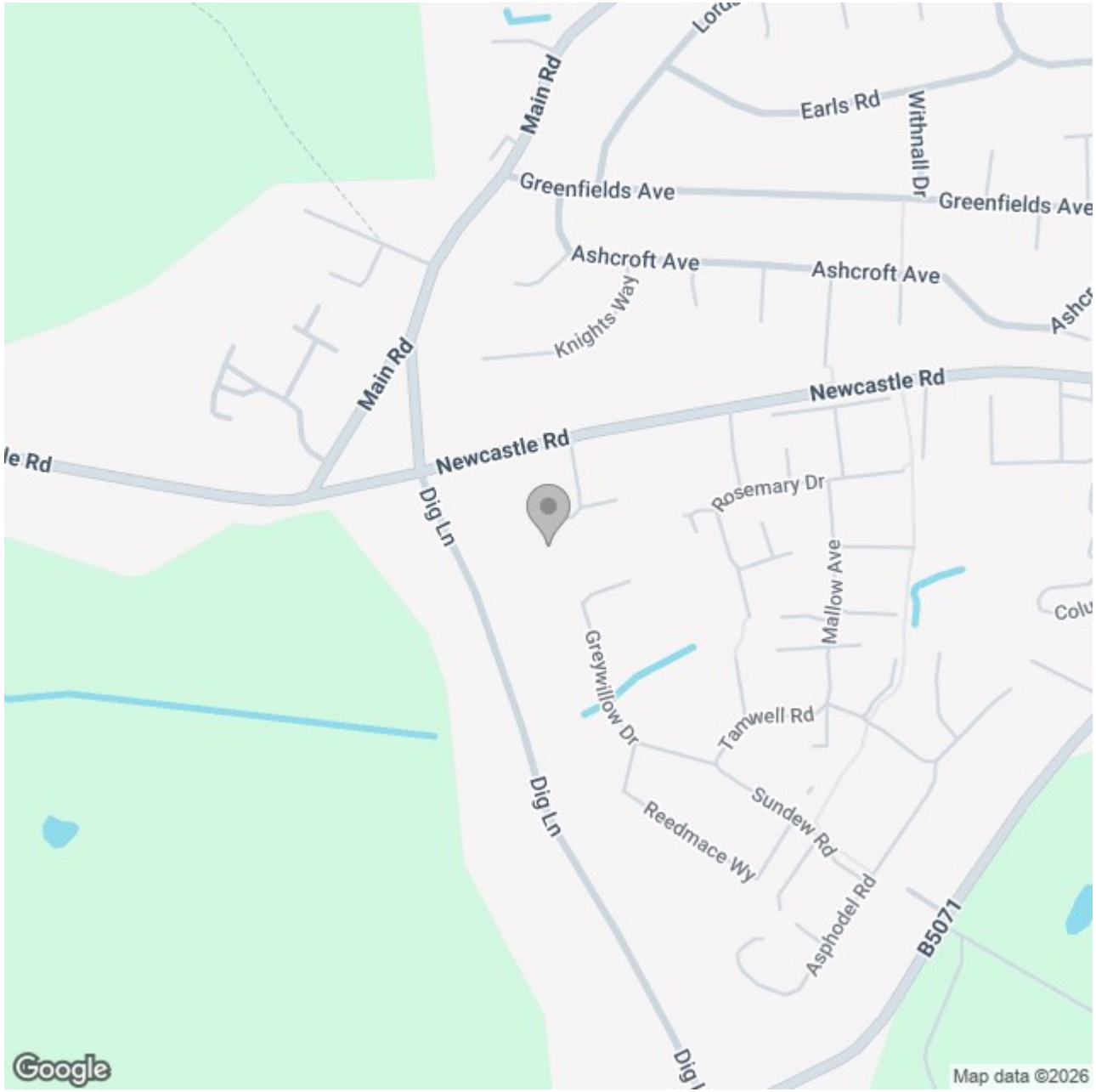

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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